

**EXPRESS TERMS  
OF PROPOSED BUILDING STANDARDS  
OF THE DIVISION OF THE STATE ARCHITECT - STRUCTURAL SAFETY**

**REGARDING THE 2001 CALIFORNIA BUILDING STANDARDS  
ADMINISTRATIVE CODE,  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1**

**Chapter 4**

**LEGEND FOR EXPRESS TERMS**

1. Existing California amendments or code language being modified: modified language is underlined.
2. New California amendments: All such language appears underlined.
3. Repealed text: All such language appears in ~~strikeout~~.

**EXPRESS TERMS:**

**4-306. Approval of New School Buildings, Rehabilitation of School Buildings, and Additions to School Buildings.**

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Before the board may award a contract or commence construction work for the rehabilitation of a structure already owned (including those pre-1933 buildings not retrofitted or subsequently abandoned for school use under the provisions of the Garrison Act), or an existing building which has been purchased or leased, into a school building, the board shall submit application and plans of the building to DSA for approval. The plans shall provide for the ~~reconstruction and alterations~~ retrofit necessary for full compliance with the requirements of currently effective regulations. Refer to Section 4-307 for rehabilitation of an existing non-conforming building for use as a school building.

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**4-307. Deleted. Rehabilitation of an Existing Non-Conforming Building for Use as a School Building.**

(a) An existing non-conforming building rehabilitated for use as a school building is considered, for the purpose of the application of Title 24, to be a new school building. Plans and specifications for rehabilitation of any existing non-conforming building, or portion thereof, for use as a school building shall provide for the retrofit necessary for compliance with the health and safety standards contained in Title 24, C. C. R., currently effective edition. Existing materials or systems not specifically prescribed in current safety standards may be evaluated for equivalency and approved in accordance with Section 4-304. The seismic evaluation and retrofit design shall comply with the provisions of Division VI-R, Part 2, Title 24, C. C. R.

(b) A site, which is currently not an existing school site, on which one or more existing non-conforming buildings are rehabilitated for use as school building(s) is considered to be a new school site for the purpose of the application of Title 24. Any building on a new school site,

which is not rehabilitated and approved as a school building, shall not be used for school purposes and shall be subject to the provisions of Section 4-310.

(c) Prior to submittal of a project application for the structural rehabilitation of an existing non-conforming building, the owner shall submit to DSA a pre-application for the rehabilitation project, fees in accordance with Section 4-326, and an Evaluation and Design Criteria Report for approval. The report shall propose the methodologies for evaluation and design, and determination of acceptance criteria for nonconforming construction; and shall propose the material testing and condition assessment requirements for the rehabilitation. The approved Evaluation and Design Criteria Report establishes the criteria for the evaluation and design to be used by the project design professionals, and the material testing and condition assessment requirements.

#### **4-309. Reconstruction or Alteration Projects in Excess of \$25,000 in Cost.**

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(c) **Required Structural Rehabilitation.** Existing school buildings for which a reconstruction, alteration or addition project is proposed shall be retrofitted as required to conform to currently effective regulations applicable to rehabilitation of structural systems per Section 4-307 under the following conditions: ...

#### **4-314. Definitions**

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"Non-conforming Building" is a building that has not been certified by DSA as a school building.

"Rehabilitation" is the evaluation and retrofit of an existing nonconforming building or a school building conforming to earlier code requirements to bring the ~~entire building, or portion thereof,~~ into full conformance with the safety standards of the ~~latest edition of Parts 2, 3, 4, 5, 6, 7 and 12, Title 24, C. C. R.~~ currently effective regulations, Parts 2, 3, 4, 5, 6, 7, 8, 9 and 12, Title 24, C. C. R.

"Retrofit" is the construction of any new element or system, or the alteration of any existing element or system required for the rehabilitation of the building.

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#### **4-315. Application for Approval of Drawings and Specifications.**

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5. The ~~conversion~~ rehabilitation of a non-school building to use as a "school building." (See Sections 4-306 and 4-307.)

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#### **4-317. Plans, Specifications, Calculations and Other Data.**

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(e) **Site Data.** Site data for all school sites shall include a soil investigation report including subsurface site work, laboratory testing, an evaluation of site soil conditions, a recommendation for the type of foundations to be used and an allowable design value for the soil-bearing capacity.

For new school sites located in the ~~“Special Studies Zones” (commonly known as Alquist-Priolo Zones)~~ an Alquist-Priolo Earthquake Fault Zone or a Seismic Hazard Zone or in the Seismic Safety Element of the Local General Plan as described in Section 17212 of the Education Code, a geologic and earthquake hazard report shall be submitted with the application. ...

**4-326. Fees for Approval of an Evaluation and Design Criteria Report for Rehabilitation of an Existing Non-Conforming Building for Use as a School Building.**

A retainer fee of \$2000.00 shall be required with submittal of the pre-application for a rehabilitation project in accordance with Section 4-307(c). Fees incurred in excess of the retainer fee for DSA review of the Evaluation and Design Criteria Report shall be based on the established hourly billing rate of the Department. Prior to approval of the Evaluation and Design Criteria Report, any additional fees incurred by DSA shall be fully paid. Any unused portion of the retainer fees shall be returned to the owner.

Authority: Education Code Sections 17310.

Reference: Education Code Sections 17280.5.